

Bennett Surplus – Near Anderson Ranch Dam
State of Idaho Surplus Property Auction on December 3, 2009
at the Idaho Fish and Game Headquarters office:
600 South Walnut, Boise, Idaho 83707 at 2:00 P.M.

Enjoy your own piece of Idaho's high mountain prairies and rolling hills!



PROPERTY DESCRIPTION

This vacant property is approximately 2.07 acres in size, located in southwestern Idaho, in the unincorporated community known as Dixie, approximately 22 miles north of Mountain Home off of Highway 20 in Elmore County. This property is centered near fabulous recreational activities. The areas high mountain meadows and rolling hills offer great fishing, hunting, hiking, boating, skiing and snowmobiling. Soldier Mountain Ski Resort in Fairfield, Idaho and Sun Valley Ski Resort are located to the east, for the snow skiers. Anderson Ranch Reservoir is located just north for the boaters, fisherman and water skiers. The Trinity Mountains are also located to the north which is a favorite location for winter snowmobiling.

The property has access from an un-vacated and abandoned right-of-way of the old Mountain Home-Dixie roadway which traverses the property on the east. The current practical access is slightly different and from the Anderson Dam Road via a gravel gated driveway that traverses two adjoining properties.

There are two utility line easements which cross along the eastern boarder of the property for power and phone lines, which is designated as running along the old abandoned Mountain Home-Dixie roadway. This property is being sold as is.

Additional information on the property, auction date and location, and terms and conditions of sale are available on our website: www.idl.idaho.gov/bureau/RealEstate/index_re.htm

Disclaimer: This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.

The Bennett Surplus property is located near the Boise National Forest, and Dixie Creek which is a spring-fed drainage traverses a portion of the property on the west, presently has an established beaver dam at or near the properties northern boundary. This properties location is close for quick access from the city life, one hour from Boise and just 30 minutes from Mountain Home. With a wide variety of excellent recreational activities located nearby. This property is being sold as is.

<u>LEGAL DESCRIPTION:</u>	In a portion of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 24, Township 1 South, Range 8 East, B. M. in Elmore County, Idaho.
<u>SIZE:</u>	Approximately 2.07 acres, more or less
<u>HIGHEST AND BEST USE:</u>	Rural Residential
<u>ZONING:</u>	Agricultural B
<u>IMPROVEMENTS:</u>	None
<u>UTILITIES:</u>	None, Power and Phone nearby
<u>APPRAISED VALUE:</u>	\$ 60,000

An interested bidder must submit the \$3,000.00 earnest money deposit in the form of a bank-issued check, such as a cashier's check or certified check, in U. S. dollars, payable to the "State of Idaho, Department of Lands" at the time of auction in order to become a qualified bidder. The earnest money from the successful bidder will be considered earned and becomes non-refundable liquidated damages in the event of the purchaser's default. No bid of less than the appraised value will be accepted.

The successful bidder will be responsible for all cost of sale including appraisal, advertising, closing costs and title insurance premiums. The successful bidder will provide payment for appraisal and advertising costs at the close of the auction. Personal checks will be accepted for any amounts due over the original deposit to cover these incidental expenses. The closing date to be within forty-five (45) days, from the date of the auction of said parcel.

For additional information on qualifications for Bidders, earnest money deposit, property information, auction date and location, and terms and conditions of sale is available on our website: www.idl.idaho.gov/bureau/RealEstate/index_re.htm

Reservations:

Lands listed for sale are typically subject to a prior reservation to the United States of America for rights of way over and across said lands for ditches and canals constructed by authority of the United States. All mineral rights are normally reserved to the State of Idaho.

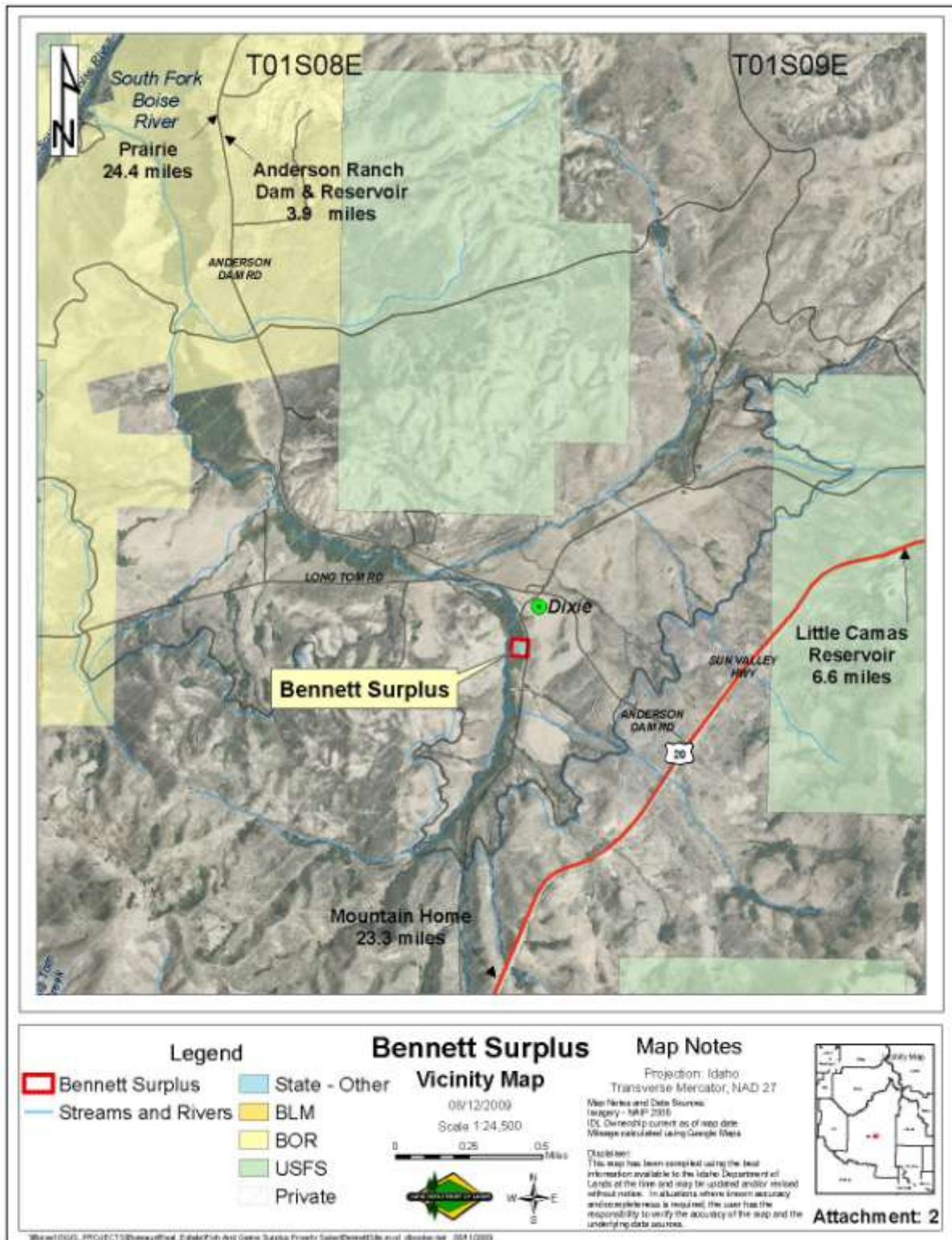
No Warranty of Suitability, Environmental Cleanliness or Property Title:

The potential purchaser is encouraged to perform their own due diligence in regard to the status of property title or environmental conditions of the property being sold by the State of Idaho. The State of Idaho provides no warranty of suitability, environmental cleanliness or property title.

For More Information Please Contact:

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(208) 334-0230 Fax (208) 334-3698 trauch@idl.idaho.gov

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